



Sen. Chuck Gross

Missouri's Homestead Preservation Act



Program Helps Seniors and the Disabled Retain Home Ownership

Enacted by legislation drafted by Senator Chuck Gross, the Missouri Homestead Preservation Act allows qualified senior citizens and disabled individuals a credit on their real estate property tax if those taxes increase at least 2.5 percent in a non-reassessment (even-numbered) year or at least 5 percent in a reassessment (odd-numbered) year.

The increase above these thresholds is the basis for the Homestead Preservation Credit, which appears on the following year's tax bill.

Homestead Preservation Credit Eligibility

- Age 65 or older, or 100 percent disabled (if married, at least one spouse 65 or older and the other spouse at least 60).
- Maximum Federal adjusted gross income cannot exceed \$72,380 per application.
- All real estate taxes must have been paid for current year and previous two years.
- The property (home and up to five acres) must be owned and occupied by the tax credit applicant.
- Cannot file for Missouri Property Tax Credit (MO-PTC, previously known as the "circuit breaker" program) for the same tax period.

- ✓ A new provision opens eligibility to taxpayers who have their homes titled in a trust.
- ✓ Improvements increasing a home's value by more than 5 percent no longer prohibit program enrollment if those improvements were made to accommodate the needs of a disabled resident.

Applying for the Homestead Preservation Credit

- ✓ Application forms and instructions can be obtained online at www.dor.mo.gov/tax/personal/homestead or by calling (800) 877-6881.

- ✓ Answers to questions on applying for the credit can be found online at <http://dor.mo.gov/tax/personal/faq/homestead.htm> or by calling the state's revenue department at (573) 751-5337.



- ✓ Once the application is in hand, homeowners have simply to attach copies of their paid property tax bills to their completed applications and mail the materials to the Department of Revenue.

Important Homestead Preservation Dates

- **April 1 to October 2:** Period applications must be postmarked between.
- December 15:** Revenue department sends list of verified owners to county collectors.
- **January 31:** Revenue department calculates appropriation and sends to House and Senate.
- **July 31:** Credit limit is set based on funding

- **August 31:** Revenue department sends list of eligible owners and amount of credit to county collectors.
- **October:** Funds are deposited by the state with county collectors.
- **October/November:** Credit reflected on approved applicants' tax bills.

